

# 2012 Gibson County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Gibson County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Gibson County the average tax bill for all taxpayers increased 6.5%. This tax bill rise was the result of a 4.8% increase in the tax levy of all local government units, combined with a 3.2% rise in certified net assessed value. Farmland assessments increased the most, but homestead, other residential, and business net assessments also increased. A levy increase that exceeded assessment growth caused tax rates to rise in some of the larger Gibson County tax districts, though rates in more districts fell. The rate increases caused tax cap credits as a percent of the levy to rise by 0.6% in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	6.5%	\$36,584,776	\$1,839,443,529	3.0%
Change		4.8%	3.2%	0.6%
2011	-2.2%	\$34,913,793	\$1,782,989,750	2.5%

## Homestead Property Taxes

Homestead property taxes increased 2.6% on average in Gibson County in 2012. Tax rates in a majority of Gibson County tax districts decreased, though the county average tax rate rose 1.9%. The percentage of Gibson County homesteads at their tax caps increased slightly, from 7.4% in 2011 to 9.1% in 2012.

### Comparable Homestead Property Tax Changes in Gibson County

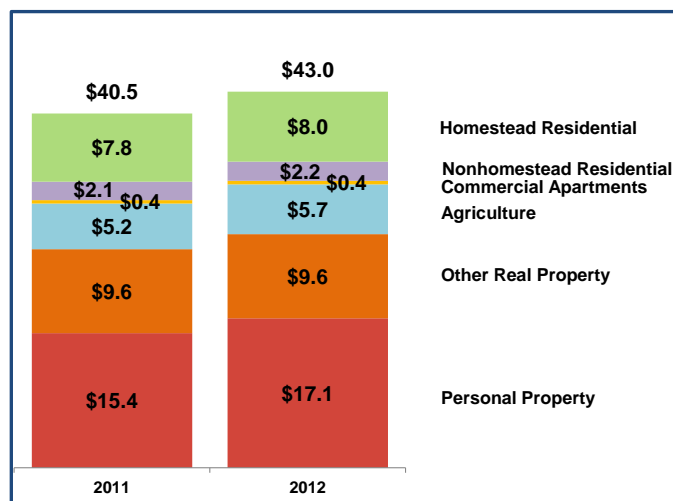
	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	5,101	50.9%
No Change	718	7.2%
Lower Tax Bill	4,193	41.9%
<b>Average Change in Tax Bill</b>	<b>2.6%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	1,185	11.8%
10% to 19%	1,094	10.9%
1% to 9%	2,822	28.2%
0%	718	7.2%
-1% to -9%	2,437	24.3%
-10% to -19%	1,308	13.1%
-20% or More	448	4.5%
<b>Total</b>	<b>10,012</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Net Tax Bill Changes - All Property Types

A majority of Gibson County's 2012 net property taxes were paid by business owners on their business equipment (personal) and their land and buildings (other real). Net tax bills for all taxpayers increased 6.5% in Gibson County in 2012. Net taxes were lower for commercial apartments, nearly unchanged for other real property, and higher for all other property categories.

### Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates decreased in a majority of Gibson County tax districts. The average tax rate rose by 1.9%, because a levy increase was not offset by a smaller increase in net assessed value.

Levies in Gibson County increased by 4.8%. The largest levy increase was in the city of Princeton, mainly due to increases in the special fire protection territory general fund and the motor vehicle highway fund. East Gibson School Corporation had large decreases in its capital projects and bus replacement funds, and South Gibson School Corporation had a large decrease in its capital projects fund.

Gibson County's total net assessed value increased 3.4% in 2012. Agricultural net assessments rose 12.5%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. All other categories of property saw increases in net assessments as well.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,036,128,698	\$1,061,857,020	2.5%	\$403,020,076	\$417,868,404	3.7%
Other Residential	119,755,600	123,583,000	3.2%	119,000,758	122,778,196	3.2%
Ag Business/Land	300,449,800	338,286,000	12.6%	299,931,678	337,385,480	12.5%
Business Real/Personal	1,538,103,692	1,527,214,536	-0.7%	1,325,270,472	1,342,596,019	1.3%
<b>Total</b>	<b>\$2,994,437,790</b>	<b>\$3,050,940,556</b>	<b>1.9%</b>	<b>\$2,147,222,984</b>	<b>\$2,220,628,099</b>	<b>3.4%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Gibson County were \$1.3 million, or 3.0% of the levy. This was less than the state average percentage of the levy of 9.2%, but near the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Gibson County's tax rates were close to the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in Oakland City and the town of Owensville, where district tax rates were above \$3 per \$100 assessed value. The largest dollar losses were in the city of Princeton, the North Gibson School Corporation, and the county unit.

## Tax Cap Credits by Category

Tax cap credits increased in Gibson County in 2012 by \$317,068, or 31.4%. The percentage of the levy lost to credits rose by 0.6%. There were no major changes in state policy to affect tax cap credits in 2012. Gibson County credits increased mainly because the county average tax rate increased.

Tax Cap Category	2011	2012	Difference	% Change
<b>1%</b>	\$227,822	\$294,178	\$66,355	29.1%
<b>2%</b>	715,725	913,607	197,882	27.6%
<b>3%</b>	41,647	75,338	33,692	80.9%
<b>Elderly</b>	25,156	44,295	19,139	76.1%
<b>Total</b>	\$1,010,350	\$1,327,418	\$317,068	31.4%
<b>% of Levy</b>	2.5%	3.0%		0.6%

### Gibson County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<b>County Total</b>	45,562,707	33,066,086	35,994,043	34,913,793	36,584,776	-27.4%	8.9%	-3.0%	4.8%
<b>State Unit</b>	39,188	0	0	0	0	-100.0%			
<b>Gibson County</b>	11,193,066	9,545,732	9,956,172	10,257,541	10,587,837	-14.7%	4.3%	3.0%	3.2%
Barton Township	49,430	52,054	53,286	55,540	57,337	5.3%	2.4%	4.2%	3.2%
Center Township	28,889	27,551	31,493	32,264	33,451	-4.6%	14.3%	2.4%	3.7%
Columbia Township	90,130	94,739	98,027	100,839	104,039	5.1%	3.5%	2.9%	3.2%
Johnson Township	25,832	27,209	27,631	28,926	29,935	5.3%	1.6%	4.7%	3.5%
Montgomery Township	72,748	75,548	78,755	81,169	83,003	3.8%	4.2%	3.1%	2.3%
Patoka Township	2,560,693	2,647,986	2,749,882	207,004	103,385	3.4%	3.8%	-92.5%	-50.1%
Union Township	169,590	173,069	179,678	184,508	189,389	2.1%	3.8%	2.7%	2.6%
Wabash Township	31,259	32,593	32,227	33,338	34,958	4.3%	-1.1%	3.4%	4.9%
Washington Township	23,172	24,542	25,003	26,118	26,889	5.9%	1.9%	4.5%	3.0%
White River Township	54,555	56,597	59,216	61,020	62,885	3.7%	4.6%	3.0%	3.1%
Princeton Civil City	2,285,406	2,278,151	2,238,082	2,861,609	4,114,058	-0.3%	-1.8%	27.9%	43.8%
Oakland City Civil City	405,785	420,160	441,600	436,695	460,149	3.5%	5.1%	-1.1%	5.4%
Fort Branch Civil Town	203,731	233,177	251,336	265,797	281,681	14.5%	7.8%	5.8%	6.0%
Francisco Civil Town	39,976	42,726	44,739	45,933	47,367	6.9%	4.7%	2.7%	3.1%
Haubstadt Civil Town	559,739	569,430	580,675	333,346	625,469	1.7%	2.0%	-42.6%	87.6%
Hazelton Civil Town	14,085	14,539	15,300	15,262	16,199	3.2%	5.2%	-0.2%	6.1%
Mackey Civil Town	10,195	10,800	11,211	11,508	11,871	5.9%	3.8%	2.6%	3.2%
Owensville Civil Town	315,303	319,991	340,133	360,320	371,000	1.5%	6.3%	5.9%	3.0%
Patoka Civil Town	21,367	22,940	23,385	23,456	25,201	7.4%	1.9%	0.3%	7.4%
Somerville Civil Town	1,542	1,603	1,665	1,709	1,762	4.0%	3.9%	2.6%	3.1%
East Gibson School Corp	4,217,608	2,169,560	2,375,350	2,365,837	2,024,283	-48.6%	9.5%	-0.4%	-14.4%
North Gibson School Corp	8,869,309	4,809,943	7,019,173	7,573,500	7,973,489	-45.8%	45.9%	7.9%	5.3%
South Gibson School Corp	11,937,902	6,953,509	6,938,652	6,984,956	6,677,929	-41.8%	-0.2%	0.7%	-4.4%
Oakland City-Columbia Township Pub Library	121,030	126,999	131,769	135,246	139,451	4.9%	3.8%	2.6%	3.1%
Owensville Carnegie Library	222,965	232,313	111,745	181,588	182,014	4.2%	-51.9%	62.5%	0.2%
Fort Branch-Johnson Township Library	282,316	297,114	304,382	316,531	326,455	5.2%	2.4%	4.0%	3.1%
Princeton-Patoka Township Public Library	443,868	466,452	486,211	500,036	515,601	5.1%	4.2%	2.8%	3.1%
Owensville-Montgomery Township Fire	293,961	305,372	319,021	328,526	339,073	3.9%	4.5%	3.0%	3.2%
Gibson Co Solid Waste Management Dist	978,067	1,033,687	1,068,244	1,103,671	1,138,616	5.7%	3.3%	3.3%	3.2%
Gibson County Redevelopment Commission	0	0	0	0	0				

### Gibson County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CREDIT Residential	LOIT Homestead	LOIT Residential	
26001	Barton Township	1.5599	--	--	--	--	--	--	1.5599
26002	Mackey Town	2.3773	--	--	--	--	--	--	2.3773
26003	Somerville Town	1.5910	--	--	--	--	--	--	1.5910
26004	Center Township	1.5227	--	--	--	--	--	--	1.5227
26005	Francisco Town	2.3502	--	--	--	--	--	--	2.3502
26006	Columbia Township	1.7508	--	--	--	--	--	--	1.7508
26007	Oakland City	3.0442	--	--	--	--	--	--	3.0442
26009	Haubstadt Town	2.3327	--	--	--	--	--	--	2.3327
26017	Washington Township	1.7363	--	--	--	--	--	--	1.7363
26018	White River Township	1.8074	--	--	--	--	--	--	1.8074
26019	Hazelton Town	2.4012	--	--	--	--	--	--	2.4012
26020	Patoka Town	1.9812	--	--	--	--	--	--	1.9812
26021	Montgomery Township	1.5946	--	--	--	--	--	--	1.5946
26022	Owensville Town	3.2670	--	--	--	--	--	--	3.2670
26023	Wabash Township	1.5999	--	--	--	--	--	--	1.5999
26024	Johnson Township	1.7349	--	--	--	--	--	--	1.7349
26025	Union Township	1.6440	--	--	--	--	--	--	1.6440
26026	Fort Branch Town	2.1085	--	--	--	--	--	--	2.1085
26027	Patoka Township	2.0649	--	--	--	--	--	--	2.0649
26028	Princeton City	3.0523	--	--	--	--	--	--	3.0523

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Gibson County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	294,178	913,607	75,338	44,295		1,327,418	36,584,776	3.6%
<i>TIF Total</i>	0	0	0	0		0	7,371,693	0.0%
<i>County Total</i>	294,178	913,607	75,338	44,295		1,327,418	43,956,469	3.0%
Gibson County	59,410	177,957	14,083	10,429		261,878	10,587,837	2.5%
Barton Township	0	43	0	11		54	57,337	0.1%
Center Township	11	49	0	2		62	33,451	0.2%
Columbia Township	471	2,649	89	99		3,307	104,039	3.2%
Johnson Township	202	185	0	40		427	29,935	1.4%
Montgomery Township	144	402	59	27		631	83,003	0.8%
Patoka Township	1,091	3,398	309	127		4,925	103,385	4.8%
Union Township	401	882	0	359		1,642	189,389	0.9%
Wabash Township	0	0	0	0		0	34,958	0.0%
Washington Township	3	0	0	38		41	26,889	0.2%
White River Township	49	73	0	24		146	62,885	0.2%
Princeton Civil City	81,207	263,447	25,341	6,449		376,444	4,114,058	9.2%
Oakland City Civil City	11,161	62,793	2,111	2,052		78,117	460,149	17.0%
Fort Branch Civil Town	1,635	3,596	0	1,351		6,583	281,681	2.3%
Francisco Civil Town	0	1,674	0	19		1,693	47,367	3.6%
Haubstadt Civil Town	10,249	9,525	0	1,925		21,699	625,469	3.5%
Hazelton Civil Town	0	910	0	19		930	16,199	5.7%
Mackey Civil Town	0	759	0	0		760	11,871	6.4%
Owensville Civil Town	12,767	36,176	5,294	1,788		56,026	371,000	15.1%
Patoka Civil Town	35	0	0	80		115	25,201	0.5%
Somerville Civil Town	0	0	0	0		0	1,762	0.0%
East Gibson School Corp	7,030	40,880	1,293	1,485		50,688	2,024,283	2.5%
North Gibson School Corp	73,377	228,243	20,614	9,554		331,788	7,973,489	4.2%
South Gibson School Corp	19,547	33,068	2,509	5,755		60,879	6,677,929	0.9%
Oakland City-Columbia Township Pub Library	1,165	6,555	220	227		8,168	139,451	5.9%
Owensville Carnegie Library	296	827	121	56		1,300	182,014	0.7%
Fort Branch-Johnson Township Library	1,508	1,790	0	517		3,815	326,455	1.2%
Princeton-Patoka Township Public Library	5,442	16,947	1,540	632		24,561	515,601	4.8%
Owensville-Montgomery Township Fire	587	1,641	240	110		2,579	339,073	0.8%
Gibson Co Solid Waste Management Dist	6,389	19,137	1,514	1,122		28,162	1,138,616	2.5%
Gibson County Solid Waste	0	0	0	0		0	0	
Gibson County Redevelopment Commission	0	0	0	0		0	0	
TIF - Union Township	0	0	0	0		0	0	
TIF - Patoka Township	0	0	0	0		0	7,371,693	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.